



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																									
Account	660093334																												
Parcel ID	21N15E-18-1-00000-000-0000																												
Cadastral ID	18-21-15-00183																												
Property Type	REAL - Real Property																												
Property Class	RR	VI Area	4																										
Tax Area	7 - OWASSO/LIMESTONE FIRE																												
Name ID	333594																												
ANDERSON, REGGIE R & ANDREA																													
20318 E 103RD ST N CLAREMORE OK 74019-0000																													
Parcel Location																													
Situs	20318 E 103RD ST N																												
Subdivision																													
Lot/Block	/	Parcel Size	1.85 - Acres																										
Sec/Twn/Rng	18 / 21 / 15 / 1																												
Neighborhood	6110 - UNPLATTED																												
School District	S021 - OWASSO SCHOOLS																												
Legal Description				Building Permits																									
Lat/Long: 36.30173790 -95.74625161				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R17 000036</td> <td>R19- ADDING 90X60 TO SHOP</td> <td>11/2017</td> <td>12/2018</td> <td>34,239</td> </tr> <tr> <td>R2015 03 20</td> <td>R16-NEW 2250 SQ FT POLE BARN 45X</td> <td>03/2015</td> <td>11/2015</td> <td>30,000</td> </tr> <tr> <td>R2014 10 31</td> <td>R17-NEW 6228 SQ FT SFR</td> <td>11/2014</td> <td>09/2016</td> <td>620,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R17 000036	R19- ADDING 90X60 TO SHOP	11/2017	12/2018	34,239	R2015 03 20	R16-NEW 2250 SQ FT POLE BARN 45X	03/2015	11/2015	30,000	R2014 10 31	R17-NEW 6228 SQ FT SFR	11/2014	09/2016	620,000
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TR DESC 2682-782 AS COMM NW/C E2 SW NE; N89.1540E 30'; S00 0847W 660' TO POB; N89.1540E 384.87'; S00.1040W 209.47'; S89.163W 384.76'; N00.0847E 209.37' TO POB																													
Exemptions				Sale History																									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	ZAVALA, IVAN &	02/11/2021	250,000	YES																				
					2695/27	BAKER, JOHN D & BRANDY L	02/23/2018	250,000	YES																				
					2682/782	BAKER, JOHN D & BRANDY L	12/15/2017	0	4																				
					2681/244	BAKER, JOHN D & BRANDY L	12/15/2017	0	4																				
					2132/533	KURTZ, KENNETH S &	10/01/2010	207,500	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																				
Remove Cap	2022	Land Value	42,104	42,104	11%	4,631	Assessed	31,834	3,455.20																				
Year Frozen	0	Improvements	302,677	247,302		27,203	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	344,781	289,406		31,834	Total Taxable	31,834	3,455.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660093334	ANDERSON, REGGIE R &			7	337,685	0	30,318	3,291.00																				
2024	2024-660093334	ANDERSON, REGGIE R &			7	351,566	0	28,875	3,186.00																				
2023	2023-660093334	ANDERSON, REGGIE R &			7	250,000	0	27,500	2,970.00																				
2022	2022-660093334	ANDERSON, REGGIE R &			7	250,000	0	27,500	3,087.00																				
2021	2021-660093334	ANDERSON, REGGIE R &			7	276,059	0	30,366	3,372.00																				
2020	2020-660093334	ZAVALA, IVAN &			7	272,070	0	29,214	3,239.00																				
2019	2019-660093334	ZAVALA, IVAN &			7	252,941	0	27,824	3,087.00																				
2018	2018-660093334	ZAVALA, IVAN &			7	214,787	0	23,627	2,536.00																				
2017	2017-660093334	BAKER, JOHN D &			7	1,240,254	1000	135,428	14,686.00																				
2016	2016-660093334	BAKER, JOHN D &			7	270,235	1000	28,726	3,129.00																				
2015	2015-660093334	BAKER, JOHN D &			7	198,357	0	21,819	2,381.00																				
2014	2014-660093334	BAKER, JOHN D &			7	197,579	0	21,718	2,389.00																				
2013	2013-660093334	BAKER, JOHN D &			7	188,037	0	20,684	2,233.00																				



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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.0552		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	89,525.00 x .47 = 42,104		
Factor Value			
Adjustments	1.0000		
Lot Value	42,104		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0519\IMG\_0076. 5/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	1,258 / 1,882
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,316 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1992 / 17

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	353,690 187.93 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	244,123
Lot Value	42,104
Indicated Value	286,227 152.09 Per SqFt
Agland Value	
Site Improvements	58,554
Total Value	344,781 183.20 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.47	Total Misc Impr	+ 26,254
Roofing Adj	+ 3.46	Garage Cost	+ 39,204
Subfloor Adj	+ 0.00	Total RCN	= 301,386
Heat/Cool Adj	+ 12.64	Depreciation ( 19%)	- 57,263
Plumbing Adj	+ 11.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 244,123
Adj Base Cost	= 125.36	Lot Value	+ 42,104
Total Area	x 1,882	Indicated Value	= 286,227
Adjusted Cost	= 235,928	Value Per SqFt	152.09

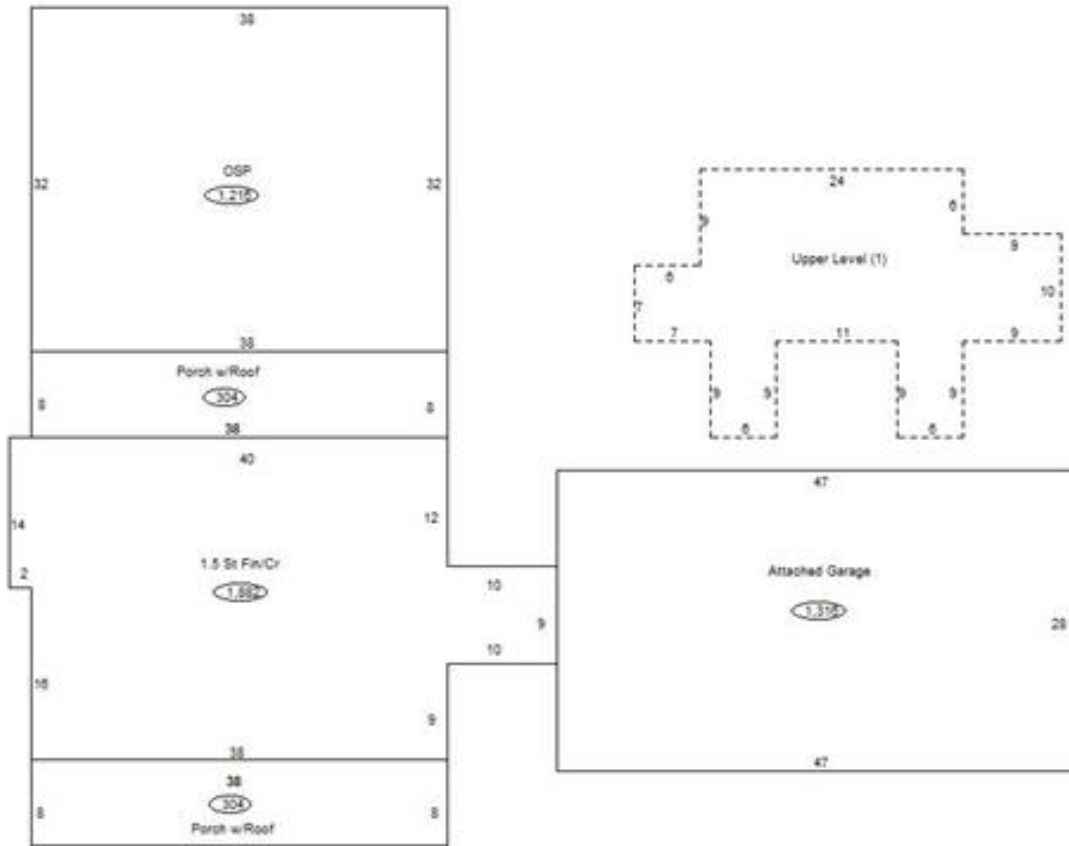
### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112469	38x8		304	25.98		7,898
PRCH	SLAB PORCH - COVERED	112470	38x8		304	25.98		7,898
PATO	SLAB PORCH - OPEN	140050	38x32		1,216	8.60		10,458



Sketch Image

660093334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,258	1.496	1,882
2	G	1		13	Attached Garage	1,316	1.000	1,316
3	M	PRCH		13	SLBC	304	1.000	304
4	M	PRCH		13	SLBC	304	1.000	304
5	U	^UL		13	Upper Level (1)	624	1.000	624
6	M	PATO		13	Open Slab	1,216	1.000	1,216
<b>Total Building Area</b>						1,258		1,882



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	40x40x0			1,600	
	Qual	4	Cond 4	Year 2021	Eff Age 3		
				0			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (36.01 x 1,600)		57,616		57,616	2,881	54,735	
	STF	STG FAIR	24x34x0			816	
	Qual	2	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 816)		3,819		3,819		3,819